



**City of Long Beach**  
Working Together to Serve

**Memorandum**

Date: March 16, 2018

To: Patrick H. West, City Manager *PH West*

From: Tom Modica, Interim Director of Development Services *T Modica*

For: Mayor and Members of the City Council

Subject: **City Council Changes to the PlaceType and Height Maps and Recommendations for Implementation of the Updated Land Use Element**

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On Tuesday, March 6, 2018, the City Council considered the PlaceType and Height maps recommended by the Planning Commission for the updated Land Use Element (LUE). During that meeting, the City Council made several additional recommendations for the LUE: These are provided in the attached list of actions that the City Council adopted for implementation of the updated LUE (Attachment A).

The City Council also directed staff to make specific changes to the Planning Commission's recommended PlaceType and Height map and a list of these changes is also attached to this memo. Staff documented the changes requested by each Council District using the City Clerk's record of the Council proceedings (Attachment B).

A list of the City Council's PlaceType and Height map changes, as well as the City Council recommendations for implementation of the LUE, have been posted to the City's LUE website which can be accessed using the following link: [www.longbeach.gov/pages/city-news/long-beach-general-plan-update-is-here](http://www.longbeach.gov/pages/city-news/long-beach-general-plan-update-is-here).

Also attached are the final PlaceType and Height maps which will be posted to the LUE website.

If you have questions regarding this matter, please contact Linda F. Tatum at (562) 570-6261 or [Linda.Tatum@longbeach.gov](mailto:Linda.Tatum@longbeach.gov).

TM:LFT:vbc  
P:\PLANNING\TFF COUNCIL LUE IMPLEMENTATION RECOMMENDATIONS V5.DOCX

**ATTACHMENTS**

- A. LIST OF CITY COUNCIL RECOMMENDATIONS FOR IMPLEMENTATION OF THE LAND USE ELEMENT
- B. LIST OF PLACETYPE AND HEIGHT MAP CHANGES BY COUNCIL DISTRICT – CITYWIDE
- C. COUNCIL DISTRICT MAPS

CC: CHARLES PARKIN, CITY ATTORNEY  
LAURA L. DOUD, CITY AUDITOR  
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KEVIN JACKSON, DEPUTY CITY MANAGER  
REBECCA GARNER, ASSISTANT TO THE CITY MANAGER  
LINDA F. TATUM, PLANNING BUREAU MANAGER  
TOM MODICA, INTERIM DIRECTOR OF DEVELOPMENT SERVICES  
MONIQUE DE LA GARZA, CITY CLERK



## **Consolidated List of City Council Requests on the General Plan Land Use Element**

1. Provide regular reporting regarding the implementation of the Land Use Element (LUE) and Urban Design Element (UDE). These reports shall occur annually to the Planning Commission, bi-annually to the City Council, and a comprehensive review and evaluation of the plan for potential updates after five years. These reports shall all include:
  - a. Progress regarding construction of both market rate and affordable housing.
  - b. Traffic improvement plans, optimization and efficiency plans, especially at impacted intersections, expectations for future traffic patterns.
  - c. Demographic and population changes within the City.
  - d. Equity analysis of plan implementation and associated growth.
  - e. Update on any state law changes impacting housing, planning and development.
  - f. Public outreach and education regarding plan implementation.
2. Report back regarding development of a formal outreach policy including:
  - a. Updating contact and organizational lists.
  - b. Effective communication techniques for maximizing public engagement.
  - c. Addressing inequities in participation and access to information.
  - d. Increasing participation from traditionally underrepresented groups including but not limited to: students, low-wage workers, renters and single parents.
  - e. The feasibility of establishing additional public input processes, either generally or through neighborhood residents serving on the City's Site Plan Review Committee.
3. Report back regarding the status of developing a one for one replacement housing policy (outside of the Coastal Zone) to preserve existing affordable housing.
4. Consider increasing parking requirements in parking impacted areas during the zoning code updates.
5. Report back providing options for solving parking problems in Council District 5, particularly along Carson Street.
6. Report back regarding coordination with Long Beach Unified School District (LBUSD), public input regarding school construction and modification, as well as the traffic impacts of school operations.
7. Report back regarding the feasibility of adding an Education Element to the General Plan.
8. Report back regarding establishing a vision and Specific Plan for Wrigley Village, and a specific plan for Lakewood Village and the Towne Center.
9. Include major development projects along key corridors as part of the quarterly report sent to the Economic Development and Finance Committee.
10. Update the Historic Resources Survey for historic districts.



**Land Use Element and Urban Design Element  
PlaceType and Height Map  
Final Changes Adopted by City Council on March 6, 2018**

On March 6, 2018, the City Council voted to confirm the General Plan Land Use Element and Urban Design Element PlaceType and Heights Maps, and directed staff to update the Program Environmental Impact Report (EIR). The City Council adopted various changes to the maps as a part of their actions. Those changes are summarized by Council District below. Staff will prepare new maps based on these changes and post them online during the week of March 12.

**Council District 1**

1. Provide clarity by revising the height labels for the TOD-L and TOD-M area bound by Elm Avenue, 16<sup>th</sup> Street, Atlantic Avenue, and north of Anaheim Street at the Midtown Specific Plan boundary to reflect the 5-story height limit.
2. Label Peace Park located at 1411 Atlantic Ave. and designate as OS PlaceType.

**Council District 2**

1. Along 10<sup>th</sup> Street between Orange Avenue and Gardenia Avenue, change the PlaceType from MFR-M to MFR-L and reduce the height limit from 4 stories to 2 stories.
2. Along Cherry Avenue from the south side of 10<sup>th</sup> Street to the north side of 7<sup>th</sup> Street for the NSC-L PlaceType, reduce the height limit from 5 stories to 4 stories.
3. Along 7<sup>th</sup> Street between Walnut Avenue and Obispo Avenue, change the PlaceType from NSC-L to NSC-M and increase the height limit from 3 stories to 4 stories from Walnut Avenue to Cherry Avenue, and from 3 stories to 5 stories from Cherry Avenue to Obispo Avenue.
4. Along 4<sup>th</sup> Street between Cerritos Avenue and Almond Avenue, change the PlaceType from NSC-L to NSC-M and increase the height limit from 3 stories to 4 stories.
5. Along Almond Avenue, Nebraska Avenue, and Walnut Avenue between 7<sup>th</sup> Street and 4<sup>th</sup> Street, change the PlaceType from MFR-M to MFR-L and reduce the height limit from 4 stories to 3 stories.

**Council District 3**

1. For the NSC-L area within the Bluff Park Historic District along Broadway, reduce the height limit from 3 stories to 2 stories.
2. For the MFR-M area bound by Junipero Avenue, north side of 2<sup>nd</sup> Street, Kennebec Avenue, and Ocean Boulevard, reduce height from 5 stories to 3 stories.



3. Along Corto Place NSC-L area, between Orizaba Avenue and Obispo Avenue, reduce the height limit from 3 stories to 2 stories.
4. Along Coronado Avenue, between 3<sup>rd</sup> Street and Broadway, change the PlaceType from NSC-L to FCN and reduce the height limit from 3 stories to 2 stories.
5. For the NSC-L area along Redondo Avenue and the west side of Newport Avenue, between Colorado Street and Broadway, reduce the height limit from 4 stories to 3 stories.
6. For the NSC-L area along Redondo Avenue and the west side of Newport Avenue, between 6<sup>th</sup> Street and 4<sup>th</sup> Street, maintain a consistent 4 story height limit.
7. For the NSC-L area to the west along Redondo Avenue, between 3<sup>rd</sup> Street and south of Broadway abutting the historic district, reduce the height limit from 3 stories to 2 stories.
8. For the NSC-L area along 4<sup>th</sup> Street, east of Newport Avenue to east of Ximeno Avenue, reduce the height limit from 3 stories to 2 stories.
9. For the NSC-L area along Broadway, between Orizaba Avenue and Mira Mar Avenue, reduce the height limit from 3 stories to 2 stories.
10. For the MFR-M area bound by Broadway, Loma Avenue, south of Ocean Boulevard, and Mira Mar Avenue, reduce the height limit from 4 stories to 3 stories, except for the properties fronting Euclid Avenue which shall maintain the 4-story limit.
11. For the MFR-L area along Ocean Boulevard, east of Prospect Avenue to 54<sup>th</sup> Place, reduce the height limit from 3 stories to 2 stories.
12. For the MFR-L and NSC-L areas surrounding Los Altos Plaza, excluding the parcel with the existing 7-story building, reduce the height limit from 3 stories to 2 stories.
13. For the commercial properties fronting Clark Avenue south of Atherton Street, change the PlaceType from MFR-L to CC and reduce the height limit from 4 stories to 2 stories.
14. For the MFR-L area along Atherton Street east of Clark Avenue, reduce the height limit from 3 stories to 2 stories.
15. For the CC area along 7<sup>th</sup> Street and Pacific Coast Highway, west of Bellflower Boulevard, reduce the height limit from 3 stories to 2 stories. Adjust regulations regarding additions and remodels for properties adjacent to Rosie's Dog Beach to allow basic remodels by-right as well as additions up to 250 square feet

#### **Council District 4**

1. For the NSC-L area bound by Lakewood Boulevard, Willow Street, the alley south of Willow, and east of Lakewood Boulevard, change the PlaceType to CC and reduce the height limit from 3 stories to 2 stories.



2. For the NSC-L area at the intersection of Lakewood Boulevard and Stearns Street, bound by alleys on the northeast, northwest, and southwest and bound by the transition between commercial and residential uses to the southeast, change the PlaceType to CC and reduce the height limit from 3 stories to 2 stories.
3. For the NSC-L area at the southwest intersection of Stearns Street and Los Coyotes Diagonal, change the PlaceType to CC and reduce the height limit from 3 stories to 2 stories.
4. For the NSC-L area at the northeast intersection of Stearns Street and Los Coyotes Diagonal, change the PlaceType to CC and reduce the height limit from 3 stories to 2 stories.
5. For the NSC-M area in the northeast traffic circle area bound by Lakewood Boulevard, the alley south of Rosada Street, Ximeno Avenue, and Pacific Coast Highway, change the PlaceType to NSC-L and reduce the height limit from 4 stories to 3 stories.
6. For the MFR-M area west of the traffic circle bound by Los Coyotes Diagonal, Clark Avenue, Park Avenue, Ximeno Avenue, Atherton Street, and Pacific Coast Height, change the PlaceType to MFR-L and reduce the height limit from 4 stories to 3 stories.
7. For the NSC-M area bound by Ximeno Avenue, Atherton Street, Los Coyotes Diagonal, and Park Avenue (Vons Shopping Center), change the PlaceType to CC and reduce the height limit from 4 stories to 2 stories.
8. For the MFR-M area bound by Termino Avenue, Mendez Street, Jacinto Way, and Lakewood Boulevard, change the PlaceType to MFR-L and reduce the height limit from 6 stories to 3 stories.
9. For the NSC-M area bound by Grand Avenue, Termino Avenue, Pacific Coast Highway, and Wilton Street, change the PlaceType to NSC-L and reduce the height limit from 4 stories to 3 stories.
10. For the CC area at Atherton Street and the east side of Bellflower Boulevard, change the height limit from 2 stories and 4 stories to a consistent 3 stories.

#### **Council District 5**

1. On Lakewood Boulevard, between Del Amo Boulevard and Norse Way where the PlaceType is MFR-L, reduce the height limit from 3 stories to 2 stories.
2. On the Northeast corner node of Lakewood Boulevard and Carson Street where Norse Way intersects, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
3. On the north side of Carson Street, between Norris Way and Faculty Avenue and between Clark Avenue to Viking Way, where the PlaceType is MFR-L reduce the height limit from 3 stories to 2 stories.



4. On the west side of Bellflower from Viking Way to Arbor Road where the PlaceType is MFR-L reduce the height limit from 3 stories to 2 stories.
5. On the parcel southeast of Spring Street bounded by the 605 Freeway on the west and Coyote Creek on the east where the PlaceType is MFR-M reduce the height from 4 stories to 2 stories.
6. On the southwest corner of Lakewood Boulevard and Willow Street, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
7. On the southwest corner node of the 605 Freeway and Carson Street, where the Long Beach Towne Center is currently located, change the PlaceType from NSC-M to CC and reduce the height limit from 5 stories to 2 stories.
8. On the northeast corner node of Lakewood Boulevard and Stearns Street, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
9. On the northwest corner node of Spring Street and Woodruff Avenue, including the areas just south of Spring Street and northeast of Woodruff Avenue, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.
10. At the "bowtie" area at the two corner nodes of Los Coyotes Diagonal and Palos Verde Avenue, bounded by Wardlow Road and Monlaco Road, change the PlaceType from NSC-L to CC and reduce the height limit to 2 stories.

#### **Council District 6**

1. On the north side of Pacific Coast Highway, between Pacific Avenue and the east side of Cedar Avenue, expand the TOD-L PlaceType and increase the height limit for that PlaceType area from 5 to 7 stories.
2. Along the north side of Pacific Coast Highway between the west side of Cedar Avenue and the west side of Magnolia Avenue expand the NSC-M PlaceType northward by 2 parcels.

#### **Council District 7**

1. On the south side of Wardlow Road, from the I-405 moving west to the Metro Blue Line within the TOD PlaceType, reduce the height limit from 4 stories to 3 stories. (The specific properties are: 250 West Wardlow Rd., 202 W. Wardlow Rd., 150 W. Wardlow Rd., 100 E. Wardlow Rd., and the following properties with no address which are noted by their Assessor's Parcel Number (APN): APN 7204014025, APN 7204014024, APN 7204014013, APN 7204014012, APN 7204014011, and APN 7204009036).
2. Along Locust Avenue, from Wardlow Road to Bixby Road in the NSC PlaceType, reduce the height limit from 3 stories to 2 stories.
3. South of Los Cerritos Park in the MFR PlaceType, reduce the height from 3 stories to 2 stories.
4. Along Wardlow Road, south of California Heights, from east of Atlantic to Cherry within the NSC-L PlaceType, reduce the height from 3 stories to 2 stories.



5. Along Spring Street, from Del Mar Avenue to Locust Avenue in the MFR PlaceType, reduce the height limit from 5 stories to 3 stories.
6. Along Spring Street, from Elm Avenue to Pasadena Avenue in the NSC PlaceType, reduce the height limit from 4 stories to 3 stories.
7. Along Spring Street, from Pasadena to Atlantic Avenue in the RSF PlaceType, reduce the height limit from 5 stories to 3 stories.

#### **Council District 8**

1. Along Long Beach Boulevard, from Scherer Park to the 710 Freeway, reduce the height limit from 4 stories to 3 stories in the NSC-L PlaceType.
2. Along Market Street, between Long Beach Boulevard and Lime Ave, for the area currently shown as NSC-L PlaceType, reduce the height limit from 4 stories to 3 stories.
3. On both sides of Plymouth Street, east of Long Beach Boulevard to Locust Street, change the PlaceType from NSC to the MRF-L PlaceType and reduce the height limit from 4 stories to 3 stories.
4. Along Atlantic Avenue, from Louise Street to South Street, reduce the height limit within the NSC-L PlaceType from 4 stories to 3 stories.
5. From Lime Avenue to Olive Avenue, between Plymouth Street and 58<sup>th</sup> Street, change the PlaceType from NSC to FCN for the residential only properties only. For existing commercial properties along Market Street, maintain the NSC PlaceType.
6. Along South Street, from Dairy Avenue to Walnut Avenue, reduce the height limit from 4 stories to 3 stories.
7. Along South Street east of Paramount Boulevard, change the PlaceType from FCN to MFR-M and change the height limit from 2 stories to 4 stories.
8. Along Orange Avenue, from 52<sup>nd</sup> Street to South Street, change the PlaceType from FCN to MRF-L and increase the height limit from 2 stories to 3 stories.
9. On the eastern side of Orange Avenue, from 52<sup>nd</sup> Street to Jackson Street, change the PlaceType from FCN to NSC-L and increase the height limit from 2 stories to 3 stories.
10. Along Market Street, from Orange Avenue to Lewis Street, change the PlaceType from FCN to NSC-L and increase the height limit from 2 stories to 3 stories.
11. For the area bounded by 52<sup>nd</sup> Street, Mountain View Street, Long Beach Boulevard and the LA River within the MFR-M PlaceType, reduce the height limit from 4 stories to 3 stories.
12. West of Long Beach Boulevard, south of Dooley Elementary School, for the area designated as MFR PlaceType, reduce the height limit from 4 stories to 3 stories.
13. West of Long Beach Boulevard, between Del Amo Boulevard and 49<sup>th</sup> Street, reduce the height limit from 4 stories to 2 stories.



14. East of Long Beach Boulevard in the proposed MFR PlaceType area, between Peace Street and 48<sup>th</sup> Street and Locust Street, change the PlaceType from MFR to FCN except for the parcels where existing multifamily development exists today, which will remain the MFR PlaceType. Reduce the height limit from 4 stories to 3 stories for the MFR PlaceType and reduce the height limit from 4 stories to 2 stories in the FCN PlaceType.
15. At the site of the Los Cerritos Elementary School, change the PlaceType from MFR to FCN and reduce the height limit from 3 stories to 2 stories
16. Along San Antonio Drive, east of Bixby Knolls Park, for the small portion on the southern side of San Antonio Drive that is currently proposed at NSC 4-story height limit, reduce the height limit to 3 stories.
17. North of San Antonio Drive, from the alley behind Trader Joes west of Elm Avenue, to the alley west of Atlantic Avenue, from San Antonio Drive to Freeland Street, change the PlaceType from NSC-M to MFR-L and reduce the height limit from 4 stories to 3 stories.
18. Along Long Beach Boulevard, from Bixby Road to the southern side of San Antonio Drive, reduce the height limit from 4 stories to 3 stories for both the NSC-M and MFD PlaceTypes there.
19. Along Long Beach Boulevard, from San Antonio Drive to 44<sup>th</sup> Street in the area proposed as NSC-M PlaceType, maintain the 4-story height limit from San Antonio Drive to just south of 44<sup>th</sup> Street; and increase the height limit for the property at 4300 Long Beach Blvd. to 7 stories.
20. On the western side of Atlantic Avenue from 45<sup>th</sup> Street halfway down the block along Atlantic Avenue where the existing residential development ends and commercial uses begin, change the PlaceType from NSC to FCN, and reduce the height limit from 4 stories to 2 stories.
21. Along Atlantic Avenue, from 51<sup>st</sup> Street to Market Street within the NSC PlaceType, reduce the proposed height limit from 4 stories to 3 stories.

#### **Council District 9**

1. Along the Long Beach Boulevard corridor, from 70<sup>th</sup> Street to Victoria Street, reduce the height limit from 3 stories to 2 stories.
2. Along Artesia Boulevard, west of the I-710 Freeway, change the PlaceType from MFR-M to MFR-L and reduce the height limit from 4 stories to 3 stories
3. Along Artesia Boulevard east of the Atlantic Avenue intersection to both sides of Cherry Avenue, change the PlaceType from NSC-M to NSC-L and reduce the height limit from 4 stories to 3 stories.
4. Along Artesia Boulevard from Cherry Avenue to Paramount Boulevard, change the PlaceType from NSC-M to CC and reduce the height limit from 5 stories to 3 stories.



5. Along Artesia Boulevard, from Paramount Boulevard to Downey Avenue within the NSC-M PlaceType, reduce the height limit from 5 stories to 4 stories on the north side and from 5 stories to 3 stories on the south side.
6. Along Atlantic Avenue, south of Artesia Boulevard to 59<sup>th</sup> Street, change the PlaceType from NSC-M to NSC-L and reduce the height limit from 4 stories to 3 stories.
7. On the eastern side of Linden Avenue, from Harding Street to 59<sup>th</sup> Street, change the PlaceType from NSC-M to MFR-L, and reduce the height limit from 4 stories to 2 stories.
8. Along South Street, west of Atlantic Avenue within the MFR-L PlaceType, reduce the height limit from 3 stories to 2 stories.
9. Along South Street, east of Atlantic Avenue to Cherry Avenue in the MFR-M PlaceType, reduce the height limit from 4 stories to 3 stories.
10. Along South Street, east of Cherry Avenue within the NSC-M PlaceType, reduce the height limit from 5 stories to 4 stories.
11. On the east side of Cherry Avenue to 59<sup>th</sup> Street, change the PlaceType from NSC-M to Neo-Industrial and change the height limit from 5 stories to 45 feet.
12. At South Street, east of Downey Avenue where it is currently proposed as NSC-M, change the PlaceType from NSC-M to CC.

#### **LEGEND**

CC	Community Commercial
FCN	Founding and Contemporary Neighborhood
I	Industrial
MFR-L	Multi-Family Residential Low-Density
MFR-M	Multi-Family Residential Moderate-Density
NI	Neo-Industrial
NSC-L	Neighborhood-Serving Center or Corridor Low-Density
NSC-M	Neighborhood-Serving Center or Corridor Moderate-Density
RSF	Regional-Serving Facility
TOD-L	Transit-Oriented Development Low-Density
TOD-M	Transit-Oriented Development Moderate-Density

*Updated 3/12/18 to include additional details regarding changes in Council District 2 and Council District 8.*





# Draft 2040 PlaceType and Height Map

## Council District 1






















## March 2018

# Final City Council Adopted Map

## LEGEND

-  Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)
-  Specific Plan and/or Downtown Plan Boundaries (already approved plans)

## PlaceType

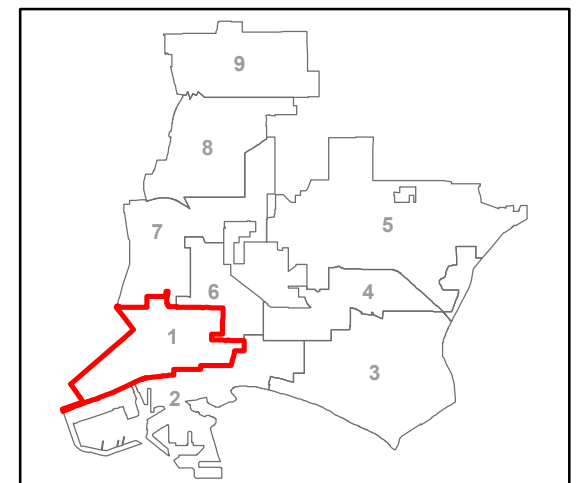
-  Community Commercial - CC
  -  Downtown - DT
  -  Founding and Contemporary Neighborhood (Single-family and low-density) - N
  -  Industrial - I
  -  Multiple Family Residential Low Density - MFR-L
  -  Multiple Family Residential Moderate Density - MFR-M
  -  Neighborhood Serving Center or Corridor Low Density - NSC-L
  -  Neighborhood Serving Center or Corridor Moderate Density - NSC-M
  -  Neo Industrial - NI
  -  Open Space - OS
  -  Regional Serving Facility - RSF
  -  Transit-Oriented Development Low Density - TOD-L
  -  Transit-Oriented Development Moderate Density - TOD-M
  -  Waterfront - WF
  -  Historical Districts
  -  Fire Station
  -  Library
  -  Parks
  -  Police Station
  -  Schools
  -  Train Stations

## The Midtown Specific Plan Area

**Refer to the Port Master Plan for Height Limit**

**Refer to the Zoning Code  
for Height Limit**

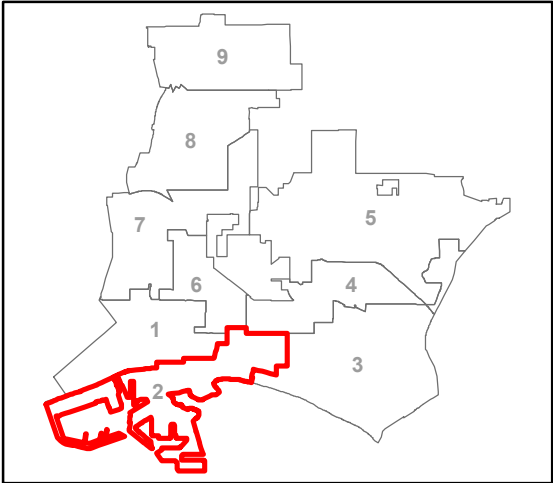
## The Downtown Plan Area





# Draft 2040 PlaceType and Height Map

Council District 2  
March 2018  
Final City Council Adopted Map



The Downtown Plan Area

Refer to the Zoning Code for Height Limit

Refer to the Port Master Plan for Height Limit

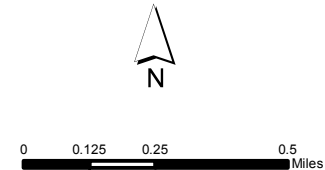
Refer to the Port Master Plan for Height Limit

## LEGEND

- Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)
- Specific Plan and/or Downtown Plan Boundaries (already approved plans)

## PlaceType

- Community Commercial - CC
- Downtown - DT
- Founding and Contemporary Neighborhood (Single-family and low-density) - N
- Industrial - I
- Multiple Family Residential Low Density - MFR-L
- Multiple Family Residential Moderate Density - MFR-M
- Neighborhood Serving Center or Corridor Low Density - NSC-L
- Neighborhood Serving Center or Corridor Moderate Density - NSC-M
- Neo Industrial - NI
- Open Space - OS
- Regional Serving Facility - RSF
- Transit-Oriented Development Low Density - TOD-L
- Transit-Oriented Development Moderate Density - TOD-M
- Waterfront - WF



- Historical Districts
- Fire Station
- Library
- Parks
- Police Station
- Schools
- Train Stations



# Draft 2040 PlaceType and Height Map

## Council District 3 March 2018 Final City Council Adopted Map

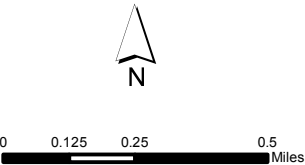
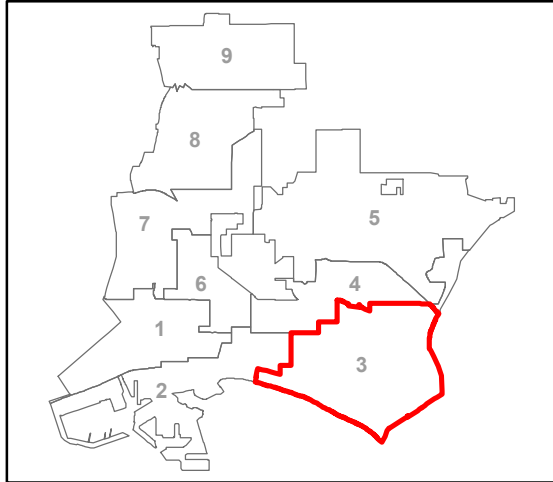
- Historical Districts
- Fire Station
- Library
- Parks
- Police Station
- Schools
- Train Stations

### LEGEND

- Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)
- Specific Plan and/or Downtown Plan Boundaries (already approved plans)

### PlaceType

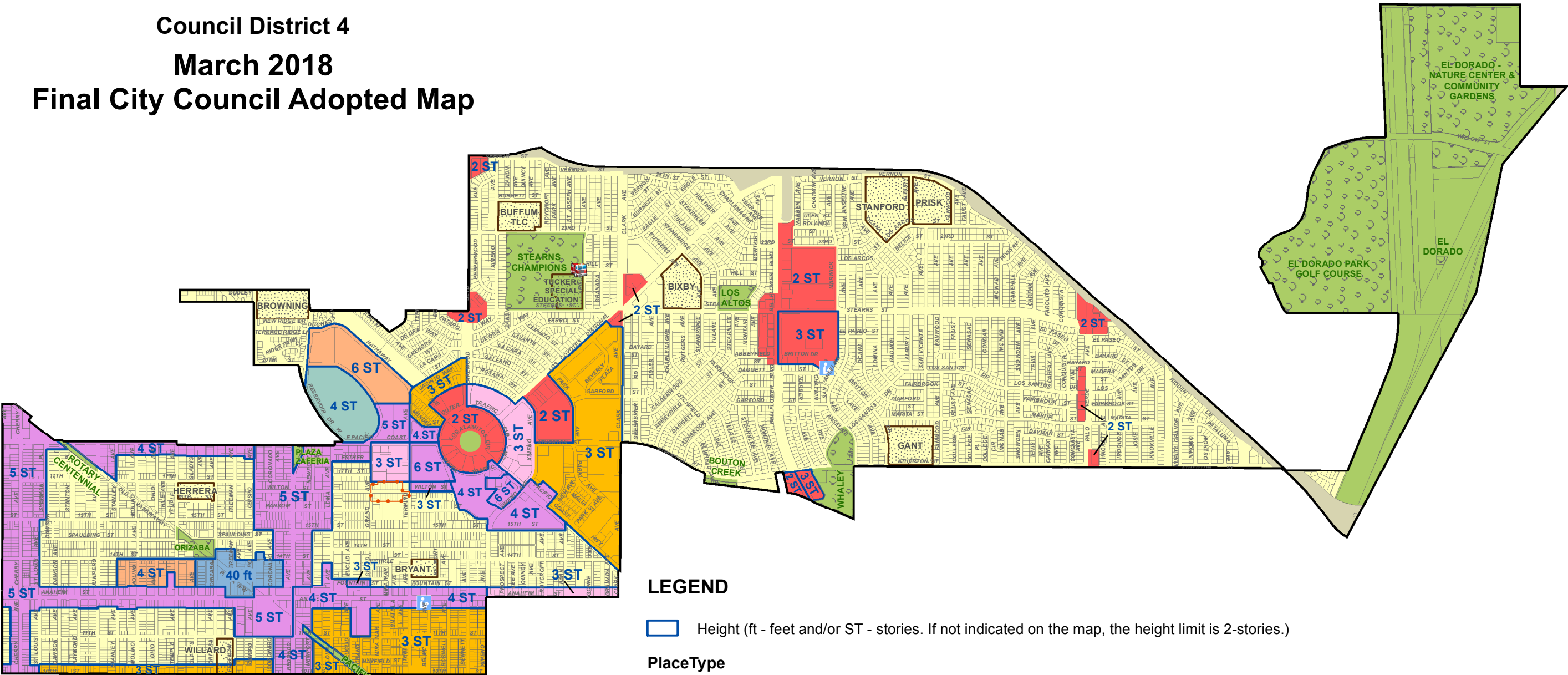
- Community Commercial - CC
- Downtown - DT
- Founding and Contemporary Neighborhood (Single-family and low-density) - N
- Industrial - I
- Multiple Family Residential Low Density - MFR-L
- Multiple Family Residential Moderate Density - MFR-M
- Neighborhood Serving Center or Corridor Low Density - NSC-L
- Neighborhood Serving Center or Corridor Moderate Density - NSC-M
- Neo Industrial - NI
- Open Space - OS
- Regional Serving Facility - RSF
- Transit-Oriented Development Low Density - TOD-L
- Transit-Oriented Development Moderate Density - TOD-M
- Waterfront - WF





Draft 2040 PlaceType and Height Map

Council District 4  
March 2018  
Final City Council Adopted Map

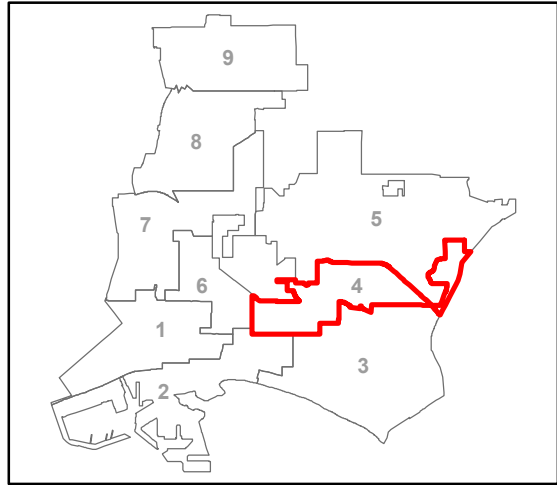


LEGEND

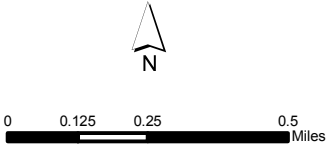
Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

PlaceType

- |  |   |
|--|---|
| Community Commercial - CC  | Open Space - OS                                       |
| Downtown - DT  | Regional Serving Facility - RSF                       |
| Founding and Contemporary Neighborhood (Single-family and low-density) - N | Transit-Oriented Development Low Density - TOD-L      |
| Industrial - I   | Transit-Oriented Development Moderate Density - TOD-M |
| Multiple Family Residential Low Density - MFR-L                            | Waterfront - WF                                       |
| Multiple Family Residential Moderate Density - MFR-M                       |   |
| Neighborhood Serving Center or Corridor Low Density - NSC-L                |   |
| Neighborhood Serving Center or Corridor Moderate Density - NSC-M           |   |
| Neo Industrial - NI  |   |



- Historical Districts
- Fire Station
- Library
- Parks
- Police Station
- Schools
- Train Stations

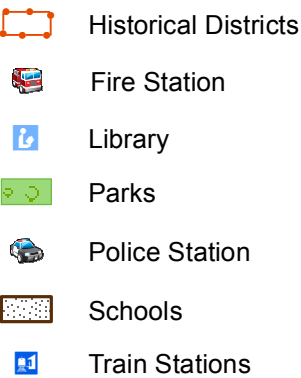




**Council District 5**

**March 2018**

**Final City Council Adopted Map**






# Draft 2040 PlaceType and Height Map

Council District 6

March 2018

## Final City Council Adopted Map


### LEGEND

 Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)


 Specific Plan and/or Downtown Plan Boundaries (already approved plans)

### PlaceType

 Community Commercial - CC

 Downtown - DT


 Founding and Contemporary Neighborhood (Single-family and low-density) - N


 Industrial - I


 Multiple Family Residential Low Density - MFR-L

 Multiple Family Residential Moderate Density - MFR-M

 Neighborhood Serving Center or Corridor Low Density - NSC-L

 Neighborhood Serving Center or Corridor Moderate Density - NSC-M

 Neo Industrial - NI

 Open Space - OS

 Regional Serving Facility - RSF

 Transit-Oriented Development Low Density - TOD-L

 Transit-Oriented Development Moderate Density - TOD-M

 Waterfront - WF


 Historical Districts

 Fire Station

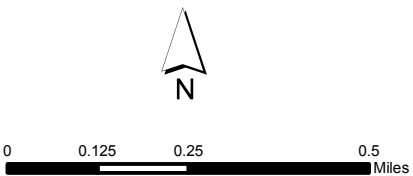
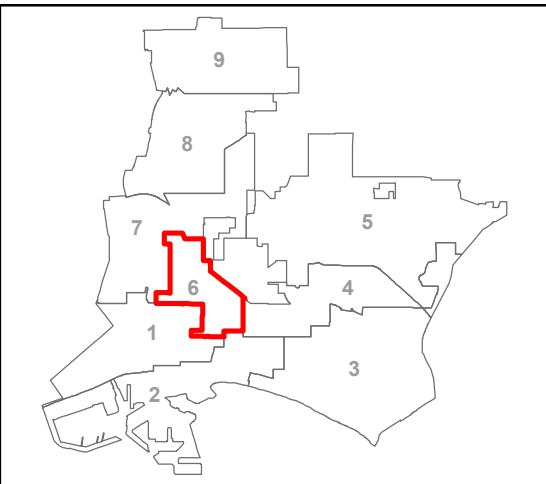
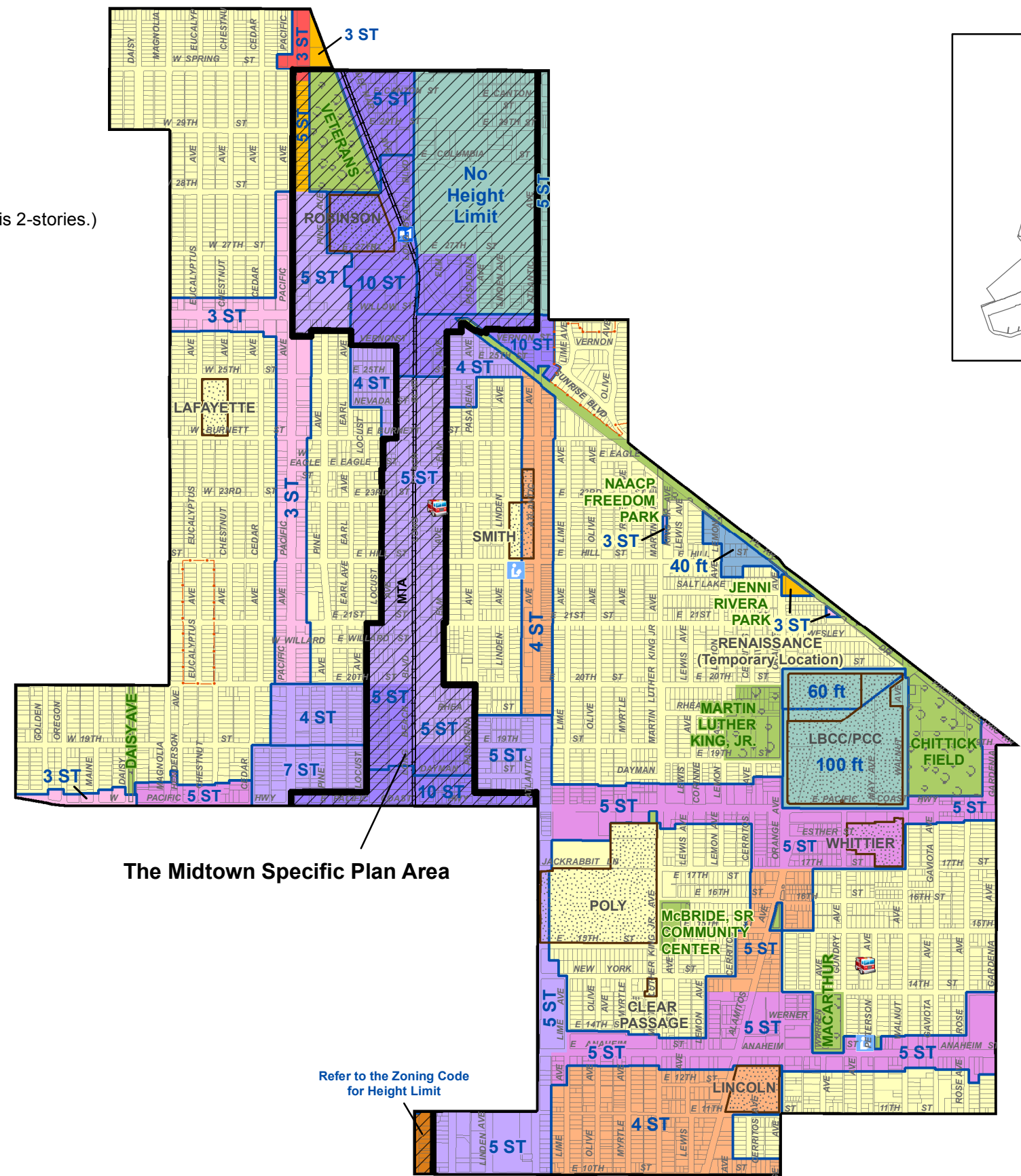
 Library

 Parks

 Police Station

 Schools

 Train Stations






# Draft 2040 PlaceType and Height Map

Council District 7

March 2018


## Final City Council Adopted Map

### LEGEND

 Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

 Specific Plan and/or Downtown Plan Boundaries (already approved plans)

### PlaceType

 Community Commercial - CC

 Downtown - DT


 Founding and Contemporary Neighborhood (Single-family and low-density) - N


 Industrial - I

 Multiple Family Residential Low Density - MFR-L

 Multiple Family Residential Moderate Density - MFR-M

 Neighborhood Serving Center or Corridor Low Density - NSC-L


 Neighborhood Serving Center or Corridor Moderate Density - NSC-M

 Neo Industrial - NI

 Open Space - OS

 Regional Serving Facility - RSF

 Transit-Oriented Development Low Density - TOD-L

 Transit-Oriented Development Moderate Density - TOD-M

 Waterfront - WF


 Historical Districts


 Fire Station

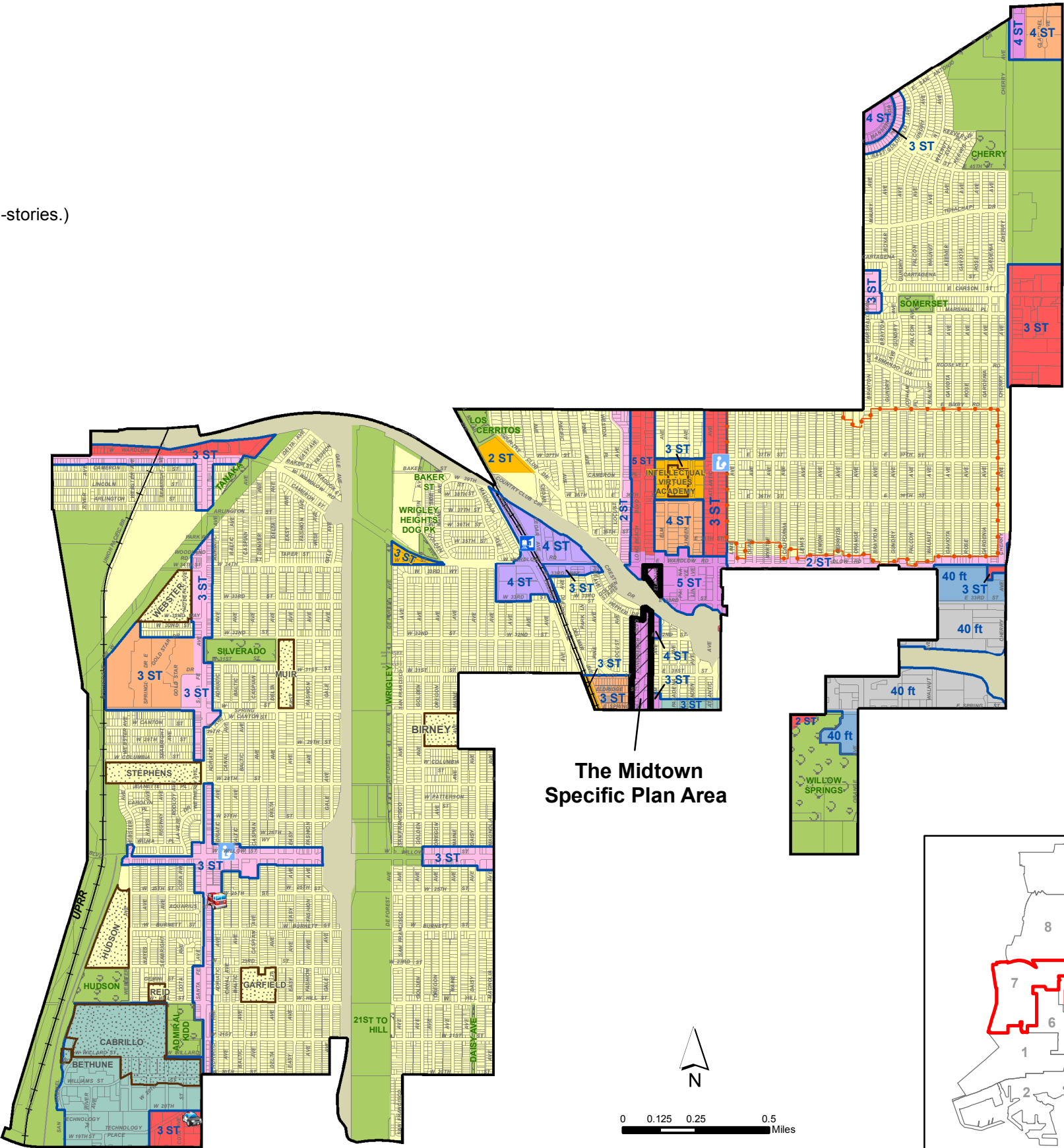
 Library

 Parks

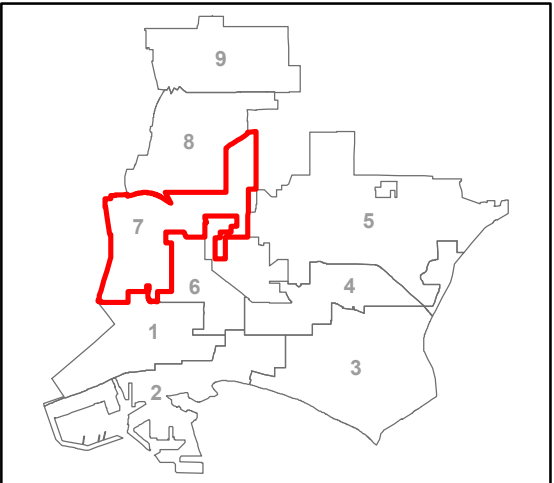
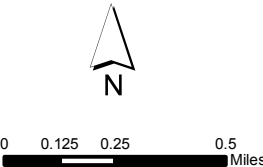
 Police Station

 Schools

 Train Stations



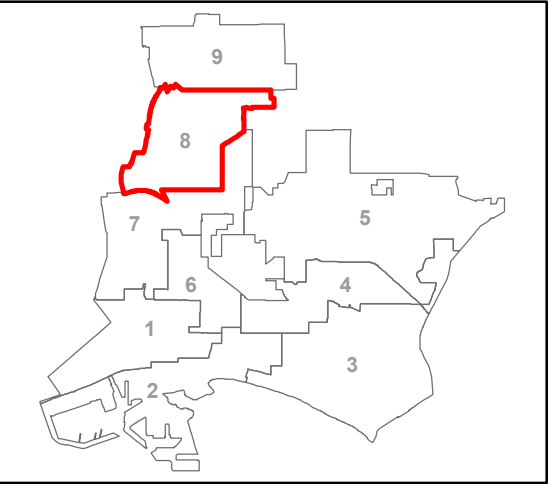
The Midtown  
Specific Plan Area



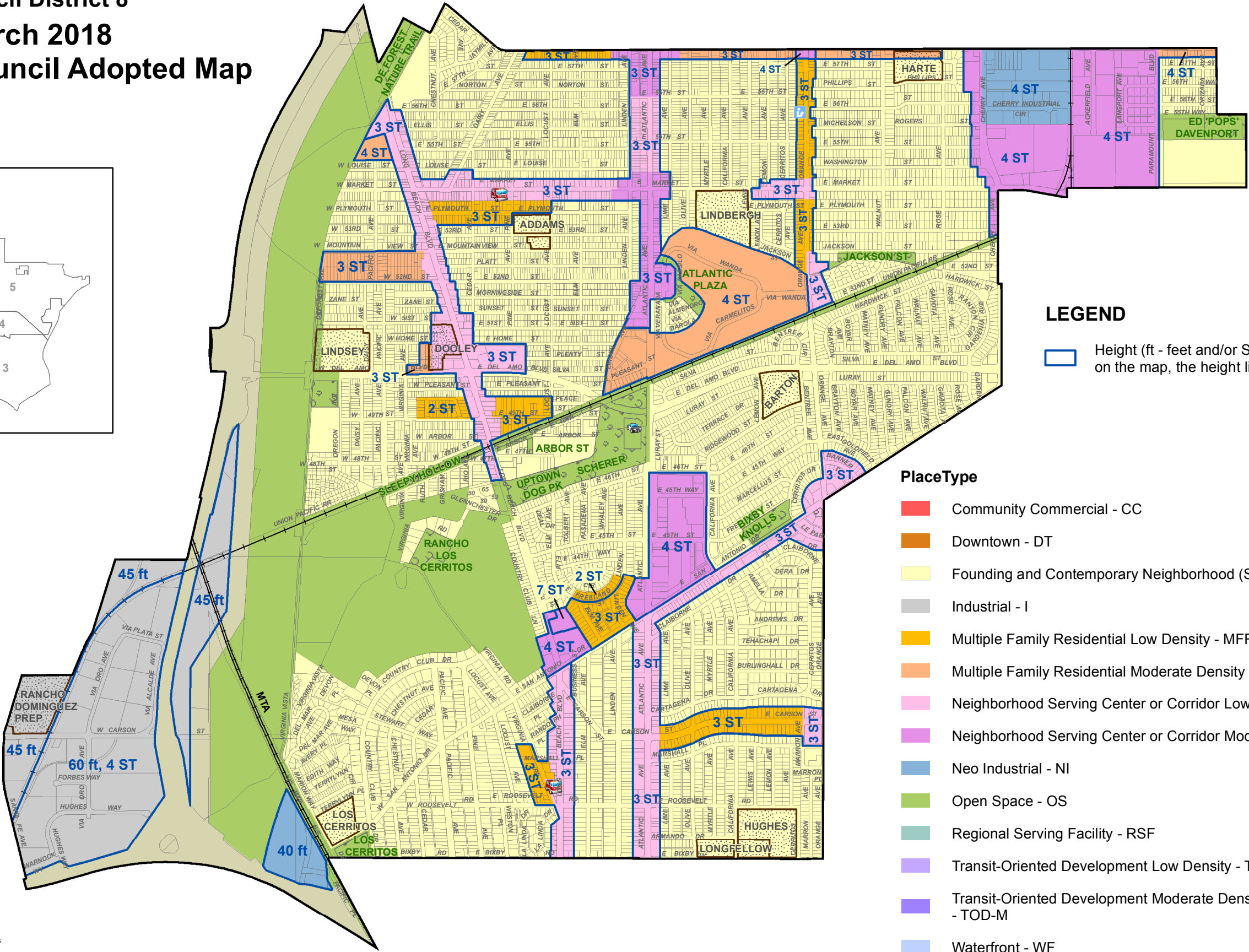
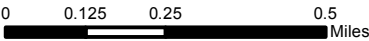


# Draft 2040 PlaceType and Height Map

Council District 8  
March 2018  
Final City Council Adopted Map



- Historical Districts
- Fire Station
- Library
- Parks
- Police Station
- Schools
- Train Stations



## LEGEND

Height (ft - feet and/or ST - stories. If not indicated on the map, the height limit is 2-stories.)

## PlaceType

- Community Commercial - CC
- Downtown - DT
- Founding and Contemporary Neighborhood (Single-family and low-density) - N
- Industrial - I
- Multiple Family Residential Low Density - MFR-L
- Multiple Family Residential Moderate Density - MFR-M
- Neighborhood Serving Center or Corridor Low Density - NSC-L
- Neighborhood Serving Center or Corridor Moderate Density - NSC-M
- Neo Industrial - NI
- Open Space - OS
- Regional Serving Facility - RSF
- Transit-Oriented Development Low Density - TOD-L
- Transit-Oriented Development Moderate Density - TOD-M
- Waterfront - WF



# Draft 2040 PlaceType and Height Map

## Council District 9 March 2018 Final City Council Adopted Map

### LEGEND

Height (ft - feet and/or ST - stories).  
If not indicated on the map,  
the height limit is 2-stories.)

### PlaceType

- |  |  |  |  |
|--|--|--|--|
|  | Community Commercial - CC  |  | Neighborhood Serving Center or Corridor Moderate Density - NSC-M |
|  | Downtown - DT  |  | Neo Industrial - NI  |
|  | Founding and Contemporary Neighborhood (Single-family and low-density) - N |  | Open Space - OS  |
|  | Industrial - I   |  | Regional Serving Facility - RSF                                  |
|  | Multiple Family Residential Low Density - MFR-L                            |  | Transit-Oriented Development Low Density - TOD-L                 |
|  | Multiple Family Residential Moderate Density - MFR-M                       |  | Transit-Oriented Development Moderate Density - TOD-M            |
|  | Neighborhood Serving Center or Corridor Low Density - NSC-L                |  | Waterfront - WF  |

- Historical Districts
- Fire Station
- Library
- Parks
- Police Station
- Schools
- Train Stations

